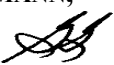




PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	11-09-10	AGENDA REQUEST NO:	IV-A
INITIATED BY:	NELDA MCGEE, EXECUTIVE SECRETARY	RESPONSIBLE DEPARTMENT:	CITY SECRETARY
PRESENTED BY:	GLENDA GUNDERMANN, CITY SECRETARY	DEPARTMENT HEAD:	GLENDA GUNDERMANN, CITY SECRETARY 
		ADDITIONAL DEPARTMENT HEAD (S):	N/A
SUBJECT / PROCEEDING:	MINUTES PLANNING & ZONING COMMISSION MEETING OCTOBER 28, 2010 APPROVE MINUTES		
EXHIBITS:	MINUTES OCTOBER 28, 2010		
CLEARANCES		APPROVAL	
LEGAL:	N/A	INTERIM PLANNING DIRECTOR:	DOUG SCHOMBURG
RECOMMENDED ACTION			
Approve the minutes of the Planning & Zoning Commission meeting October 28, 2010.			

EXHIBITS

STATE OF TEXAS §
COUNTY OF FORT BEND §
CITY OF SUGAR LAND §

CITY OF SUGAR LAND SUGAR LAND PLANNING AND ZONING COMMISSION MEETING THURSDAY, OCTOBER 28, 2010

REGULAR MEETING

The City of Sugar Land Planning and Zoning Commission convened in a regular meeting open to the public and pursuant to notice thereof duly given in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated, as amended, in Sugar Land City Hall within said City on Thursday, October 28, 2010 at 6:30 o'clock P.M. and the roll was called of the members; to wit:

Bridget R. Yeung, Chairman
Carl Stephens, Vice Chairman
Kathy Huebner, First Vice Chairman
Marlena Berger
Sandy Hellums
Harish Jajoo
Gregory Schmidt
James Shaw
Paula Stansell

QUORUM PRESENT

All of said members were present, with the exception of Chairman Yeung, Commissioner Stephens, and Commissioner Stansell, who were absent.

Also present were:
Aaron Dobbs, Assistant City Attorney
Robin Hicks, Administrative Manager and
A Number of Visitors and Staff

CONVENE MEETING

First Vice Chairman Huebner convened the session, open to the public, to order at 6:32 o'clock P.M.

PUBLIC COMMENT

First Vice Chairman Huebner introduced Public Comment stating that citizens desiring to address the Planning and Zoning Commission with regard to matters on the agenda would be received at this time.

There were no public comments.

MINUTES

First Vice Chairman Huebner introduced consideration on approval of the minutes of the regular City of Sugar Land Planning and Zoning Commission meeting held October 12, 2010.

Following a full and complete discussion, **Commissioner Shaw**, seconded by **Commissioner Berger**, made a motion to approve the minutes of the regular City of Sugar Land Planning and Zoning Commission meeting held October 12, 2010. The motion carried unanimously

PUBLIC HEARING

PERMANENT ZONING 58 ACRES TELFAIR CENTRAL RESIDENTIAL

First Vice Chairman Huebner convened the Public Hearing to receive and hear all persons desiring to be heard on permanent zoning of approximately 58 acres at New Territory Boulevard and University Boulevard identified as Telfair Central Residential to Planned Development District, Final Development Plan.

Ms. Lisa Kocich-Meyer, Senior Planner stated the request is for permanent zoning with a one-step Final Development Plan. The Telfair General Plan shows the area as a traditional neighborhood development and signifies it as a future PD; the request is consistent with the General Plan and the Development Agreement. Access to the property is from University Boulevard and the proposed Commercial PD to the south.

Proposed uses in the Final Development Plan include residential and open/recreational/park spaces consistent with those established in the General Development Plan. Single family residential lots are smaller with reduced building setbacks and allowances for increased lot coverage; open/recreational spaces and pedestrian mews are designed for a walkable community; open space areas are proposed as true green space, with no driveways, walkways, or parking lots. The developer has agreed to attach the overall site layout plan as part of the zoning regulation and proposes residential building finish standards and increased sidewalk widths within the development.

All requirements for the Public Hearing have been met; five informational inquiries have been received and a number of e-mails and phone calls concerning the existing school and two school sites shown in the General Plan.

First Vice Chairman Huebner entertained comments from the public.

Mr. Stan Winter, TGB, Incorporated, representing the developer Newland Communities, stated attributes of the proposed plan:

- Consistent with original vision for Telfair to develop a Traditional Neighborhood Development section offering more diversity in single family housing on smaller lots with reduced front setbacks
- Pedestrian oriented neighborhood design
- Homes featuring front porches and rear alleys enhance streetscape
- Residential streets offer diverse street cross sections

PUBLIC HEARING (CONTINUED)

- Reduced drive lanes
 - Designated on-street parking
 - Enhanced landscaping
- Increased open space
 - Community Green
 - Pedestrian mews
 - Trails
- Direct connection to Central Commercial
- Detailed design features
 - Step-up lots
 - Mews lots
 - Varied front setbacks
 - All garages have 20 foot setback
- Enhanced entry street
 - Boulevard street designed with parallel parking adjacent to drive lanes and 10-foot wide landscape median
- Enhanced residential street connection to central commercial area
 - Short retaining wall or planters adjacent to right-of-way
- Alleys consist of 20-foot wide fire or reduced paving section of 15 feet as a common shared driveway

The Plan is for 195 lots on 57.086 acres, resulting in a low density TND neighborhood of 3.4 dwelling units to the acre; lot sizes include 50x125, 60x125, 60x100, and 70x90 with an average lot area of 6,535.5 square feet.

Telfair residents expressed concerns relative to whether Fort Bend Independent School District will purchase and develop the high school and second elementary campus sites as shown in the Telfair General Plan; residents requested the Commission delay or deny any decision to rezone until the developer and school district resolve the site issues.

Name	Address	Concern
Alisa Y. Brady	414 Somerset Drive	Many families relocated to Telfair based in part on Newland's representation of future FBISD elementary and high school sites; issues between the developer and school district now threaten the integrity of the Master Plan.
Sneha Chanchani	1726 Ravenel Lane	The existing Telfair elementary campus is currently operating at 125% capacity; without an infrastructure plan for public schools in place, the increased density development proposed by Newland will lead to further overcrowding issues and reduce property values. This is the last available tract of land large enough to accommodate the high school and elementary school sites.

PUBLIC HEARING (CONTINUED)

Name	Address	Concern
Esther Lite	6738 Alenkirk Place	Newland Communities misrepresented the development and its values to Telfair residents and is now placing its obligations to shareholders above the residents' quality of life.
Sonal Subramaniam	1203 Bainbridge Drive	Cornerstone Elementary School (functional capacity 865 students) is already overburdened by current enrollment of 970; building additional homes will only add to the problem and may require busing Telfair students to a school outside their community.
Joellen Wall	1623 Locksley Lane	Telfair acreage set aside for schools may never become campuses, and that should be taken under consideration before moving forward with more residential development; the permanent zoning request should be postponed until Newland and the school district have reached a decision (January 2011).
Erica Yu	1631 Sunderland Drive	More schools need to be in place before more houses are built in Telfair; high school students are currently bused to campuses already operating beyond functional capacity (Kempner 124%, Clements 130%, and Austin 125%); increasing student population will only increase the problems associated with overcrowding.
Rachel Greene	7402 Capstone Way	Newland's exceptional development of Telfair has provided residents easy access to a variety of enjoyable destinations and a high quality of life; successful mitigation of the school site development issues is imperative to keeping Telfair a superior development.
Tammy Marino	7003 Gossamer Lane	Newland was fully aware in 2007 when it placed the elementary school site on the map that Fort Bend ISD could not purchase the land without another bond approval; including the site in the General Plan amounts to deceptive sales practice.
Ujo Anycedike	7406 Furman Way	Homes in Telfair were sold at a higher price than the same homes in other neighborhoods based on location and Newland's representation that Fort Bend ISD schools would be built as shown in the General Plan; Newland should be accountable for overcrowding and related issues its new development approach will cause.
Wenjun Xu	6706 Bradham Way	Resident expressed professional concern as a realtor that introduced new clients to Telfair based on the school sites shown in the General Plan.

PUBLIC HEARING (CONTINUED)

Name	Address	Concern
Shuying Ye	6819 Emerson Lane	Newland should have made full disclosure of school site purchase issues to buyers; the City should hold Newland responsible for developing the school sites as shown in the Telfair General Plan.
Haoshi Song	618 Elmhurst Court	Prospective buyers were shown a map with both a new elementary school and a new high school; the City has the power to delay application for new Development Plan until school issue is resolved. Continued residential building will make the problems worse.
Sudhaka "Matt" Matlapudi	7611 Bogard Court	Planning and Zoning should thoroughly research any clauses or regulations that would allow the Board to deny or delay its decision until the school site issues are resolved.
Sanjay Viswanath	6914 Spindle Pine Way	Rezoning is not part of the General Plan and should not be approved.

There being no further comments, **First Vice Chairman Huebner** closed the Public Hearing.

DISCUSSION AND DIRECTION

PERMANENT ZONING 58 ACRES TELFAIR CENTRAL RESIDENTIAL

First Vice Chairman Huebner introduced discussion and direction on permanent zoning of approximately 58 acres Telfair Central Residential located at New Territory Boulevard and University Boulevard to Planned Development District, Final Development Plan.

Commissioner Hellums asked what authority the Planning and Zoning Commission has to address any of the resident stated concerns. **Ms. Kocich-Meyer** stated the item before the Commission is for discussion and direction and will be brought back to the Commission at a future date for consideration of a recommendation to City Council, the ultimate deciding body. The request is consistent with the General Plan and the Development Agreement; the City is not a party to the negotiations between Newland Communities and Fort Bend Independent School District.

Commissioner Schmidt asked if the zoning remained R-1, how many lots would fit on the property. **Ms. Kocich-Meyer** stated staff would do an analysis based on acreage and standard R-1 zoning regulations to determine differences in densities being proposed and what current zoning regulations allow.

Commissioner Jajoo asked what amendments had been made to the Telfair General Plan. **Ms. Kocich-Meyer** stated four amendments have been made to the General Plan that decreased the core area, changed the location for the elementary school site, and consolidated multi-family to show 400 potential lots in the mixed use area. Commissioner Jajoo asked if the application being considered was related to any amendment. **Ms. Kocich-Meyer** stated the amendments reduced the acreage being considered from approximately 150-200 acres to the current 57 acres.

DISCUSSION AND DIRECTION (CONTINUED)

Commissioner Berger requested Newland Communities to provide clarification regarding Fort Bend Independent School District proposed school sites.

Mr. Allen Bauer, Newland Communities, stated the school sites have been on the General Plan since inception; Newland has asked the school district to define their intent to move forward on the sites no later than January 31, 2011, so that a Final Plan for the build out of the community can be prepared.

The residential PD site will be ready for development in January with an anticipated 18-month timeline; from a business standpoint, Newland cannot hold the property indefinitely without a commitment from the school district. Newland cannot remove the school sites from the General Plan without coming before the Commission; sound management recognizes responsibility to the Final Plan for the community and trying to achieve that "end game." **Commissioner Jajoo** asked what will happen if the school district does not respond by the stated deadline; Mr. Bower responded Newland would move forward with development.

Commissioner Shaw asked if the sidewalks would be completed through the potential area for the commercial expansion. **Mr. Winter** stated sidewalks along the lake and sidewalks that parallel the public street projected through commercial will be built prior to the commercial site development. Commissioner Shaw asked if there was a restriction on the number of front porches and Mr. Winter stated there was no restriction; 70 is the minimum number of porches. Commissioner Shaw asked that the size of the Community Green space be provided before the item comes back to the Commission.

Commissioner Shaw stated staff provided online access information in the packet to a similarly developed community and asked if those homes are larger than what is anticipated for the Telfair lots. **Mr. Bauer** stated there have been preliminary discussions with several builders, but the final product will not be determined until the project moves forward.

Commissioner Berger asked for clarification regarding the maximum lot coverage. **Mr. Winter** stated 40% is the current R-1 standard for maximum lot coverage; 65% maximum coverage is proposed.

Commissioner Jajoo asked for clarification regarding different street cross sections. **Mr. Winter** presented a map showing locations for the different cross sections, stating Street A is Meadowcroft, the boulevard entry street, and has a 15-foot driving lane with a 9-foot adjacent parking lane; Street B has three entries, a 60 foot right-of-way, and 37 feet of undivided paving. Commissioner Jajoo suggested the standard 12-foot drive lane be used to discourage drivers trying to fit two cars in the drive lane and avoid possible safety issues. **Robert Valenzuela, Assistant City Engineer**, stated the 15-foot drive lane was selected to accommodate aerial apparatus trucks for fire service.

Commissioner Schmidt asked for clarification on the parking lane alignment. Mr. Valenzuela stated the intent was to have bulbout locations with inlets and on-street parking; the bulbouts provide pedestrian landings at crossing locations and provide areas for utilities, fire hydrants, manholes, and other inlets. Commissioner Schmidt asked to see a plan view of the parking; **Mr. Winter** stated he would provide.

First Vice Chairman Huebner asked what determined adequate parking for a development this size. **Mr. Winter** stated each lot provides at least 4 on-site parking spaces (off-street); the streets are designed to allow parking on either side of the street; the benefit of the design is single-loaded streets that afford an

DISCUSSION AND DIRECTION (CONTINUED)

opportunity to designate intermittent parking spaces and provide additional green space and trees to soften the streetscape.

Commissioner Berger asked where guest parking would be for the homes on the mews; Mr. Winter stated parking would be at the end of the mews along the public street; 15 guest spaces are delineated for 6 mews lots.

Commissioner Jajoo asked why 5-foot sidewalks are used for the mews and 6-foot sidewalks for the trails. **Mr. Winter** stated 6-foot sidewalks match the public trails along the perimeter; 5-foot sidewalks are used on each side of the mews to scale down to residential character and for semi-public delineation.

Commissioner Schmidt asked the typical width of the mews and the narrowest. **Mr. Winter** stated the mews are 50 feet on the plan. Commissioner Schmidt asked if two of the four parking spaces for each lot would be in the garage; Mr. Winter confirmed two would be in the garage and two would be in the driveway between the garage door and the right-of-way; the shared rear driveways are only for the residents' use.

First Vice Chairman Huebner requested staff provide the Commission with the following information:

- Four amendments to Telfair General Plan
- Specifics on the Community Green
- Overall Parking Plan Layout
- Cross-section of Street A
- Number of lots in proposed PD versus the number of lots if zoning remains R-1

GENERAL PLAN

First Vice Chairman Huebner introduced consideration on Greatwood Lakes General Plan.

Ms. Lisa Kocich-Meyer, Senior Planner stated the Greatwood Lakes General Plan consists of three tracts, approximately 100.3 acres located in the City Extraterritorial Jurisdiction south of Greatwood proposed to be in Municipal Utility District No. 192, which has been legislatively created, but does not have City consent. Subdivision regulations require a General Plan for residential development of 50 acres and greater; proposed use is single family, open space, and detention; access is provided from FM 2759 and Macek Road. Development will be to R-1 standards as outlined in the Development Agreement currently under review. The Plan is not in conflict with the City Comprehensive Plan or existing Master Plan and proposes phased development. Utilities will be provided by Municipal Utility District No. 192, pending Council consent; drainage will be through internal detention ponds. The Traffic Impact Analysis review by the City Engineering Department requires Macek Road be improved to collector standards and extend west to east through the property and specified improvements to FM 2759.

Staff recommends approval of the Greatwood Lakes General Plan to City Council.

GENERAL PLAN (CONTINUED)

Commissioner Shaw asked for clarification on the Drainage Utility Easement. *Mr. Steve Tennis*,

Terramark Communities stated the proposed easement would connect to the lift station on Macek Road and provide drainage utilities access for the sanitary; a waterline will loop back into the system through that tract of land; the force main will go out to Rabbs Bayou and over to the master district sewage treatment plant.

Commissioner Hellums if some of the detention would go to Rabbs Bayou. *Mr. Tennis* stated the outfall will go to Rabbs Bayou; the detention reserve shown is the outfall point and will have a storm sewer pipe in the ground and an extreme event swell; it meets surface detention requirements and has a green belt around the lake. There is also connecting trail system around the lake that will join the trail and sidewalk system to the elementary school site and provide future connectivity throughout the community. *Mr. Tennis* stated the County Drainage District required Terramark Communities to set aside an area for future widening of Rabbs Bayou, and there will be an opportunity with the City to connect the trail systems along the levies and bayous.

Commissioner Schmidt asked if the property was in the flood plain; *Mr. Tennis* stated none of the property is located in the flood plain. *Commissioner Schmidt* asked if the detention pond is built out; *Mr. Tennis* explained the majority of the detention pond was rough cut when there was a need for dirt to raise the New Territory levies; the slopes still need to be laid back and the finish shaping completed.

Commissioner Jajoo asked if there is additional information regarding the drainage and traffic analysis by the Engineering Department. *Mr. Valenzuela* stated several improvements came out of the TIA, including a left turn lane built for the entrance off of FM 2759; the Macek Road collector street will facilitate mobility for future tracts built in the area. The development plan also includes extending the existing sidewalk along Macek Road into the community to provide connectivity to the elementary school. Drainage was thoroughly reviewed and modifications to the pond have been made. *Commissioner Schmidt* asked what the detention rate was and *Mr. Valenzuela* stated he did not know the exact rate; Fort Bend County participated in the review and approved the preliminary.

Commissioner Shaw asked if the entrance off of FM 2759 would have entry stacking similar to what is on the other side in terms of the left turn lane. *Mr. Tennis* stated the entrance has a standard TxDOT turn lane as far as sizing and will have an appropriate secondary entrance feature.

Commissioner Hellums asked if Terramark could provide a pedestrian connection from the cul-de-sacs to the green area. *Mr. Tennis* stated the cul-de-sac lots could have access through wrought-iron fence back gates.

Following a full and complete discussion, *Commissioner Shaw*, seconded by *Commissioner Berger*, made a motion to recommend approval of the Greatwood Lakes General Plan. The motion carried unanimously.

REPORTS

PLANNING AND ZONING COMMISSION LIAISON REPORTS

First Vice Chairman Huebner stated that *Commissioner Yeung, Commission Liaison*, emailed her report, stating there were no Planning and Zoning Commission items of interest on the agendas for the City Council Meetings held October 19 and October 26, 2010.

CITY STAFF REPORT

Mr. Doug Schomburg, Interim Planning Director, stated the November 9th meeting would include a workshop for the multi-family strategic project, possible consideration and action on Telfair Central Residential, and Public Hearing and discussion/direction on permanent zoning for 15 acres Telfair Central Commercial.

ADJOURN

There, being no further business to come before the Commission, *Commissioner Jajoo*, seconded by *Commissioner Shaw* moved that the meeting adjourn. The motion carried unanimously and the meeting adjourned, time at 8:24 o'clock P.M.

Bridget Yeung, Chairman

(SEAL)